

**PROPERTY SPEC SHEET**

**Site Information**

<b>Building Name:</b>	Mt. Vernon Industrial Park	<b>Total Square Feet:</b>	8,160
<b>Street Address:</b>	1770 Highway 461		
<b>City:</b>	Mt. Vernon	<b>Zip Code:</b>	40456
<b>County:</b>	Rockcastle		
<b>Primary Use:</b>	<input type="checkbox"/> Manufacturing <input type="checkbox"/> Distribution <input type="checkbox"/> Warehouse <input checked="" type="checkbox"/> Office		
<b>School District:</b>	Rockcastle County Schools		
<b>Zoned:</b>	<input type="checkbox"/> Enterprise Zone <input type="checkbox"/> Empowerment Zone <input checked="" type="checkbox"/> Within City Limits <input type="checkbox"/> Spec Building		
<b>Zoning Description:</b>			
<b>Year Built:</b>	1994		
<b>Type Construction:</b>	Brick/Dryvit		
<b>Year(s) of Additions/ Renovation</b>	N/A		
<b>Occupancy:</b>	<input type="checkbox"/> Multi-Story <input type="checkbox"/> Multi-Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Occupied		
<b>When can building be occupied?</b>	Immediately		
<b>Parking Lot:</b>	<b>Surface:</b> Asphalt/Gravel	<b>Spaces:</b>	110
<b>Acreage:</b>	3+		
<b>Additional Acreage Description:</b>			
<b>Transportation Access:</b>	<input type="checkbox"/> Rail <input checked="" type="checkbox"/> Interstate/Parkway <input type="checkbox"/> Air		
<b>Mileage to Highway:</b>	2.5 Miles from I-75		
<b>Floor Type:</b>	Carpet/VCT	<b>Floor Reinforced:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Floor Thickness:</b>	N/A		
<b>Ceiling Height:</b>	10'		
<b>Truck Docks/Doors:</b>	<input type="checkbox"/> Inside: <input type="checkbox"/> Outside: <input type="checkbox"/> Drive-In <input type="checkbox"/> Bay Sizes: <input checked="" type="checkbox"/> None		
<b>Sprinkled:</b>	<input type="checkbox"/> Wet <input type="checkbox"/> Dry <input checked="" type="checkbox"/> Not Sprinkled		
<b>Lighting:</b>	2'x4' Lay-In		
<b>HVAC:</b>	Central Heat & Air		

**Utility Information**

<b>Electric:</b>	<input checked="" type="checkbox"/> Single-Phase <input type="checkbox"/> 3-Phase <input type="checkbox"/> Dual Service
<b>Service Provider:</b>	
<b>Natural Gas:</b>	<input checked="" type="checkbox"/> Gas Served <input type="checkbox"/> Gas Possible <input type="checkbox"/> At Street <input checked="" type="checkbox"/> At Building
<b>Service Provider:</b>	
<b>Water:</b>	<input checked="" type="checkbox"/> Water Served <input type="checkbox"/> Water Possible <input type="checkbox"/> At Street <input checked="" type="checkbox"/> At Building
<b>Service Provider:</b>	
<b>Sewer:</b>	<input checked="" type="checkbox"/> Sewer Served <input type="checkbox"/> Sewer Possible <input type="checkbox"/> At Street <input type="checkbox"/> At Building
<b>Service Provider:</b>	

**Pricing Information**

<b>Pricing:</b>	<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Lease	Price: \$725,000	Price/SF:	Term:
<b>Tenant Pays:</b>	<input checked="" type="checkbox"/> Taxes	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Maintenance	

**Reports, Fliers, and Photographs**

	Phase I Environmental	Building/ Floor Plan	Plot/Tract Plan	Brochure/ Flier	Exterior Photographs	Interior Photographs
Enclosed						
Not Available						

**Ownership/Contact Information**

<b>Owner:</b>	Bill D. Deaton, Member
<b>Company:</b>	West Properties, LLC
<b>Address:</b>	456 Industrial Boulevard, London, KY 40741
<b>Contact Telephone #:</b>	606.682.6380
<b>Fax #:</b>	606.878.1889
<b>E-Mail:</b>	bdeaton@senture.com